013.A	0010	0046.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	363,200	/	363,200
USE VALUE:	363,200	/	363,200
ASSESSED:	363,200	/	363,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MARY ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	MALINOWSKI ADAM
Owner 2:	
Owner 3:	
Street 1:	84 CLAFLIN ST
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	MALINOWSKI ADAM/JULIANA -
Owner 2:	-
Street 1:	46 MARY ST UNIT 1
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1940, having primarily Aluminum Exterior and 744 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	363,200			363,200
Total Card	0.000	363,200			363,200
Total Parcel	0.000	363,200			363,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.17 | /Parcel: 488.17

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	280171
GIS Ref	
GIS Ref	
Insp Date	07/26/18

!15363!

PREVIOUS ASSESSMENT

Parcel ID: 013.A-0010-0046.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	363,200	0	.		363,200		Year end	12/23/2021
2021	102	FV	353,500	0	.		353,500		Year End Roll	12/10/2020
2020	102	FV	348,600	0	.		348,600	348,600	Year End Roll	12/18/2019
2019	102	FV	354,300	0	.		354,300	354,300	Year End Roll	1/3/2019
2018	102	FV	315,200	0	.		315,200	315,200	Year End Roll	12/20/2017
2017	102	FV	288,800	0	.		288,800	288,800	Year End Roll	1/3/2017
2016	102	FV	288,800	0	.		288,800	288,800	Year End	1/4/2016
2015	102	FV	263,700	0	.		263,700	263,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	20:38:05

LAST REV

Date	Time
08/26/21	18:21:06
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15363

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALINOWSKI ADAM	115-109		5/27/2011	Convenience	1	No	No		
SMITH KERRY A	107-59		3/31/2009		288,000	No	No		
ELLIS DORIS B/T	92-102		2/10/2006		290,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2019	29	Insulate	1,366	C				
6/1/2009	413	Porch	685					
11/17/2006	1015	Redo Bat	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2021	USPS	JO	Jenny O
7/26/2018	Measured	DGM	D Mann
6/30/2009	MLS	MM	Mary M
3/22/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7833													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

USER DEFINED

Prior Id # 1:	10936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	0 - 1 St condo		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	2 - Softwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.01605999
Adj $ / SQ:	418.363
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380762
Depreciation:	17515
Depreciated Total:	363247

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH

UnSketched SubAreas:
GLA: 744,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	418.36
Special Features:	0	Val/Su Net:	488.17
Final Total:	363200	Val/Su SzAd	488.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	744	418.360	311,262

Net Sketched Area:	744			Total:	311,262
Size Ad	744	Gross Area	744	FinArea	744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.A-0010-0046.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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